

## **S U M M A R Y**

<b>FILE NO.</b>	2269	<b>Thomas Guide Map No.</b> 660; 661
		<b>Date Received:</b> 09/13/07
<b>ENTITY</b>	King County Fire Protection District No. 38	<b>Date Distributed:</b> 09/14/07
		<b>Date Filed:</b>
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Fire Service Area	<b>Expiration 45 Days:</b> 10/28/07
<b>TITLE</b>	Cedar Falls Area Annexation (Parcel A; Parcel B; Parcel C; Parcel D)	<b>Board Meeting:</b> 09/20/07

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**Location** Cedar Falls Area Annexation (Parcel A; Parcel B; Parcel C; Parcel D) are each located within the Rural Area of Unincorporated King County.

Parcel A is bordered on the north by the Snoqualmie River and bordered on the south by SE 160<sup>th</sup> Street (if extended). The western boundary is generally formed by 428<sup>th</sup> Avenue SE (if extended) and the eastern boundary is formed by Cedar Falls Road SE.

Parcel B is bordered on the north by SE 156<sup>th</sup> Street (if extended) and on the south by SE 160<sup>th</sup> Street (if extended). The western boundary is generally formed by 430<sup>th</sup> Place SE (if extended) and the eastern boundary is formed by Cedar Falls Road SE.

Parcel C is bordered on the northwest by Cedar Falls Road SE. It is generally bordered on the south by SE 176<sup>th</sup> Street (if extended). The eastern boundary is generally formed by 438<sup>th</sup> Avenue SE (if extended).

Parcel D is bordered on the north by SE 176<sup>th</sup> Street (if extended) and generally bordered on the south by SE 180<sup>th</sup> Street (if extended). The western boundary is generally formed by 441<sup>st</sup> Place SE (if extended) and the eastern boundary is generally formed by SE Edgewick Road (if extended).

**Land Area** 277.8 acres

**Current Land Use:** Residential Uses; Vacant Land slated for future residential development; Forest Land

**Population** Estimated at 102 persons

**Assessed Valuation** \$19,530,785.00

**County Comprehensive Plan Designation** Rural Residential Use; Forest Land

<b>County Zoning</b>	<p><i>Parcel A:</i> Residential RA-2.5 (1 dwelling unit per 2.5 acres); RA-5-SO (1 dwelling unit per 5 acres).</p> <p><i>Parcel B:</i> Residential RA-2.5 (1 dwelling unit per 2.5 acres); RA-5 and RA-5-SO (1 dwelling unit per 5 acres).</p> <p><i>Parcel C:</i> RA 2. 5 (1 dwelling unit per 2.5 acres);</p> <p><i>Parcel D:</i> F (Forest Reserve)</p>
<b>City Comprehensive Plan Plan Designation/ Zoning</b>	Not applicable
<b>District Comprehensive Plan</b>	King County's Comprehensive Plan is utilized as a basis for Fire District Planning and Service Systems, consistent with RCW 52.04.
<b>District Franchise</b>	Not Applicable
<b>Urban Growth Area (UGA)</b>	The site is located entirely within Rural Area of Unincorporated King County as defined in the King County Comprehensive Plan
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in August 2007.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

**Cities:** North Bend; Snoqualmie

**Fire Districts:** Eastside Fire & Rescue (No. 10); City of Snoqualmie

**Water Districts:** Sallal Water Association; Wilderness Rim Association; River Bend Homeowners' Association; City of Snoqualmie; Fall City Water District; Sammamish Plateau Water & Sewer District; King County Water District No. 123

**Sewer Districts:** Sammamish Plateau Water & Sewer District

**School District:** Snoqualmie School District No. 410

**Other Districts:** King County Hospital District No. 4

## **SUMMARY File No. 2269**

King County Fire Protection District No. 38 proposes to annex properties (277.8 acres) within Unincorporated King County. The entirety of the proposed Cedar Falls Annexation Area is within the Rural Area of King County.

The Fire Protection District initiated this annexation proposal based on a petition by property owners seeking fire suppression, emergency medical services and other associated services available from the District. The authority for annexation is derived from RCW 52.04.031. A Resolution for Annexation was approved by the District in August 2007.

Cedar Falls Annexation Parcel A is bordered on the north by the Snoqualmie River and bordered on the south by SE 160<sup>th</sup> Street (if extended). The western boundary is generally formed by 428<sup>th</sup> Avenue SE (if extended) and the eastern boundary is formed by Cedar Falls Road SE.

Cedar Falls Annexation Parcel B is bordered on the north by SE 156<sup>th</sup> Street (if extended) and on the south by SE 160<sup>th</sup> Street (if extended). The western boundary is generally formed by 430<sup>th</sup> Place SE (if extended) and the eastern boundary is formed by Cedar Falls Road SE.

Cedar Falls Annexation Parcel C is bordered on the northwest by Cedar Falls Road SE. It is generally bordered on the south by SE 176<sup>th</sup> Street (if extended). The eastern boundary is generally formed by 438<sup>th</sup> Avenue SE (if extended).

Cedar Falls Annexation Parcel D is bordered on the north by SE 176<sup>th</sup> Street (if extended) and generally bordered on the south by SE 180<sup>th</sup> Street (if extended). The western boundary is generally formed by 441<sup>st</sup> Place SE (if extended) and the eastern boundary is generally formed by SE Edgewick Road (if extended).

The proposed Cedar Falls Annexation (Parcel A; Parcel B; Parcel C; Parcel D) is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Fire District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of public services (e.g., fire protection; emergency services) to support new land uses as envisioned in the Act.

The proposed annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the Annexation is consistent with Policies F-101, F-102, and F-104 which support regional coordination of essential public services and facilities. Policies F-206 and F-207 support services in Rural Areas as necessary to preserve public welfare and safety. Fire protection service is also necessary in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The Cedar Falls Annexation reportedly will provide the opportunity for fire protection service, emergency medical services, and related public services to the Area, but this action will not have any direct effect on King County plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to Fire Protection District No. 38.

More specifically, under King County standards, the entirety of the Cedar Falls Annexation Area (Parcel A; Parcel B; and Parcel C) is designated as Rural Residential and permitted to be developed with residential uses ranging from one dwelling unit per 2.5 acres to one unit per five acres. Currently, the Area includes some developed properties and some vacant properties. Many of the vacant properties could be developed with residential uses. Parcel D is established for forestry uses.

King County will continue to govern land uses, public services and facilities, and public improvements in the Cedar Falls Area. Environmentally sensitive areas would also be preserved by King County under the provisions of this Fire Protection District Annexation. Other public services (e.g., police service, water service, libraries, schools, recreation, hospital services) would continue as currently provided to the Cedar Falls Area.

Fire Protection District No. 38 representatives report that the Cedar Falls Area Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enhance public health and safety. Annexation will enable access to coordinated services that will protect and enhance residential uses.

The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Fire Protection District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other unincorporated properties in the vicinity are now served by Fire Protection District No. 38 and Fire Protection District No. 10. The addition of Cedar Falls Area properties to Fire Protection District No. 38 would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

Fire Protection District No. 38 has planned for provision of fire suppression, emergency medical care, and related service to the Cedar Falls Annexation Area. The District has adequate facilities and equipment to serve the Area. Funding will be available from existing revenue and anticipated new revenue to support services to the Cedar Falls Area.